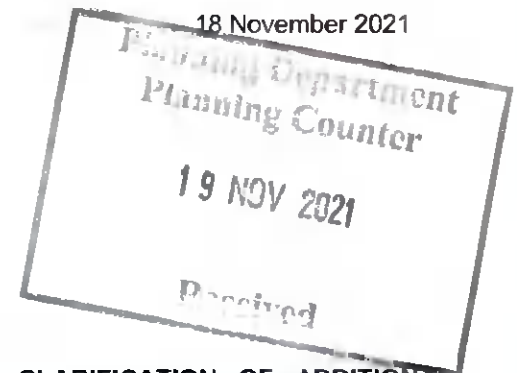


The Secretary  
Planning Department  
South Dublin County Council  
County Hall Tallaght  
Dublin 24  
D24 YNN5

18 November 2021



**Re: South Dublin County Council Ref. SD21A/0101 – CLARIFICATION OF ADDITIONAL INFORMATION - Application for Permission for the construction of a residential development comprising a total of 28 apartments, in a building up to 4-storeys in height; the cumulative gross floor area is proposed to be 2,640sq.m on the site located at Nutgrove Avenue, Rathfarnham, Dublin 14.**

Dear Sir/Madam,

We act on behalf of the applicant Sirio Homes and have been requested to coordinate and submit a response to a Clarification of Additional Information request received from South Dublin County Council in relation to planning ref: SD21A/0101, which relates to a proposed development located at Nutgrove Avenue, Rathfarnham (the Site).

We wish to respond to the Council's request for additional/further information dated 21<sup>st</sup> June 2021. In the interests of clarity, we will respond to the items in the Council's additional information request in the order they were requested:

- (a) The applicant is requested to clarify their response to Item 1(1). The Roads Department reiterates that a Traffic and Transport Assessment of the development is required which takes account of the impact of the development on the surrounding network - in particular capacity analysis and junction analysis as appropriate. The applicant is requested to carry out a TTA.**

**(b) The applicant is requested to clarify their response to Item 1(3) and clarify the proposed arrangement of the junction. The drawings provided suggest that the curved corner of the junction will be contained entirely within the site - this would be an inappropriate arrangement given the public footpath and cycle path. Works will be required outside the red line of the planning application, i.e. in the public domain, and the applicant should propose a junction layout which includes such works. The sightlines provided should also be adjusted if the position of the 'stop' line changes, as necessary.**

**(c) The applicant is requested to clarify how the footpath to the front of the development will interact with the public footpath, to ensure that there are not segregating features between the two, that privacy strips as necessary are provided within the site, and to show which areas should be taken in charge.**

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(1) (a) After consultation with the Roads Department, it was confirmed that the submitted TTA was suitable. Email correspondence had previously been received from John Joe Hegarty on the 26<sup>th</sup> of August 2021 outlining "TTA updated and is acceptable". This was reiterated at a Teams meeting which was held with John Joe Hegarty on Monday 1<sup>st</sup> November 2021.

(b) The junction layout has been amended and discussions in this regard took place on Monday 1<sup>st</sup> of November. It was agreed that the repositioning of the 'stop' line is not proposed to be amended. The footpath and tactile paving have been catered for within the confines of the red line boundary. Should works be required to the public footpath which are located outside of the red line boundary, it is presumed that this can be dealt via the application of suitable conditions. Updated engineering drawings have been prepared by Punch Engineers which provides further detail in this regard.

(c) The architectural and landscape plans have been updated to cater for the proposed changes to the footpath located along the northern boundary of the Site. As per the updated Site Layout Plan, the front pavement area has been amended to cater for landscaping between the public pavement and the continuous pathway has been removed. The internal pavements/footpaths will continue to provide minimum 1.8m wide dimensions. The proposed development is not proposed to be gated.

**(2) The proposed alterations to the balconies are acceptable. The applicant is requested to clarify the new dimensions as proposed, by indicating these dimensions on architectural drawings.**

Detail drawings for each of the balconies accompanied the previous response to further information however, it appears that this document may not have been reviewed. Notwithstanding this, detailed drawings of the balconies accompany this response and form part of the architectural drawings package.

**(3) The applicant is requested to clarify the arrangement for bin storage and collection. The proposed layout and arrangements suggest the location of bin stores to the front of the site, and collection from within the site to the rear. The Waste Management Plan provides for bins from both bin stores to be taken to collection areas within the site prior to collection. Bins from the north-west bin store are proposed to be taken to the car park to the rear, while bins from the north-east bin store are proposed to be left just outside the store. This is a considerably more difficult arrangement than simply providing for bin stores to the rear of the site – where they would preferably be located, away from the street – and having them collected there. The applicant is requested to assess alternative arrangements for the location of a bin store (or stores) to the rear of the site, and if this is feasible or not considering any site constraints or impact on resident amenities.**

The bin storage and collection point areas have been amended and are now located to the rear of the Site, which was deemed acceptable in principle. We have provided auto track drawings to outline that suitable manoeuvring for bin trucks can be undertaken within the Site (see accompanying 'Waste Collection Vehicle Swept Path' prepared by Punch Engineers). This will allow bin collection to be undertaken within the Site. The proposed bin storage areas have been removed from the north-west and north-east portion of the Site and these areas will now facilitate additional landscaping. A reconfiguration of the car park located to the rear has allowed for the same number of car parking spaces to be retained for the Site.

As a result of the relocation of the bin storage area and the consolidation of the previously proposed two bin storage areas, a slight increase in landscaping has resulted (14m<sup>2</sup>). The landscaping proposed as part of the previous submission totalled 1,256m<sup>2</sup> and as a result of the relocation of the bin storage and amended car park configuration, the total landscaped area has been increased to 1,270m<sup>2</sup>.

We trust that the enclosed information is to the Council's satisfaction and addresses all of the issues raised in the Council's Clarification of Further Information request. Please do not hesitate to contact the undersigned should you have any queries.

Yours sincerely,



Rachel Condon  
Senior Planner  
McCutcheon Halley

**Enclosures:**

- Revised architectural drawings pack including site layout plan, floor plans, sections and elevation drawings, contextual elevations, bin storage detail drawing and boundary wall treatment drawing prepared by Horan Rainsford Architects;
- Engineering drawings and response report prepared by Punch Consulting Engineers;
- Revised landscape drawings pack including landscape design plan and planting plan, prepared by Murphy + Sheanon Horticultural & Landscape Architecture;
- Updated Waste Management Plan prepared by McCutcheon Halley Chartered Planning Consultants